



*Please turn off cell phones, beepers and any other auditory devices while meeting is in session.
Thank you.*

LAND USE HEARING

Hearing Examiner: Richard Forester

Tuesday, December 28, 2004

7:00 PM - PUBLIC HEARING

**Public Service Center
1300 Franklin Street
Vancouver, Washington**

AGENDA

Call to Order & Hearing Examiner Disclosure Statement:

1. Project Name: 162nd & WARD ROAD RETAIL

Case No: CUP2004-00007; PSR2004-00055; SEP2004-00149;
MZR2004-00197; EVR2004-00076

Description: The applicant is requesting conditional use, site plan and planning director review and approval for the construction of a retail shopping center in 2 phases. Phase I will consist of a 40,570 square foot of retail shop, branch bank with drive through window, a fuel center and a drug store with a drive through window. Phase II will consist of a 66,453 square foot of anchor grocery store and retail shop. The property is approximately 11.079 acres in area and is zoned Community Commercial (C-3).

Location: SE corner of NE 162nd Avenue and Ward Road

County Staff:

	<u>Name</u>	<u>Phone Ext.</u>	<u>E-mail Address</u>
Planner:	Michael Uduk	4385	Michael.uduk@clark.wa.gov
Engineer (Trans. And Stormwater):	Paul Knox	4910	Paul.knox@clark.wa.gov
Engineer (Trans. Concurrency):	Shelley Oylear	4354	Shelley.oylear@clark.wa.gov
Team Leader:	Krys Ochia	4834	Krys.ochia@clark.wa.gov
Engineer Supervisor: (Trans. & Stormwater):	Richard Drinkwater, P.E.	4492	Richard.Drinkwater@clark.wa.gov
Engineering Supervisor: (Trans. Concurrency):	Steve Schulte P. E.	4017	steve.schulte@clark.wa.gov

2. Project Name: 58TH STREET COTTAGES PUD SUBDIVISION

Case No: PLD2004-00084; PUD2004-00006; SEP2004-00151;
EVR2004-00077; EVR2004-00078; MZR2004-00171;
ARC2004-00073

Description: The applicant is requesting preliminary plat approval to subdivide approximately 7.9 acres into 68 lots using the planned unit development (PUD) in the R-12 and R-22 zone districts.

Location: 5816 NE 58th Street

County Staff:

	<u>Name</u>	<u>Phone Ext.</u>	<u>E-mail Address</u>
Planner:	Michael Uduk	4385	Michael.uduk@clark.wa.gov
Engineer (Trans. And Stormwater):	Ken Carlson	4881	Ken.carlson@clark.wa.gov
Engineer (Trans. Concurrency):	Shelley Oylear	4354	Shelley.oylear@clark.wa.gov
Team Leader:	Krys Ochia	4834	Krys.ochia@clark.wa.gov
Engineer Supervisor: (Trans. & Stormwater):	Richard Drinkwater, P.E.	4492	Richard.Drinkwater@clark.wa.gov
Engineering Supervisor: (Trans. Concurrency):	Steve Schulte P. E.	4017	steve.schulte@clark.wa.gov

3. **Project Name: PEACH TREE MEADOW**
(FORMERLY DAVENPORT DUPLEX SUBDIVISION)

Case No: PST2004-00036

Description: The applicant is requesting post decision review approval to revise the approved plat from 15 duplex lots to 23 single-family detached residential lots. The project is located on approximately 2.75 acres in the R-12 zoning district.

Location: 5600 NE 56th Avenue

	<u>Name</u>	<u>Phone Ext.</u>	<u>E-mail Address</u>
Planner:	Dan Carlson	4499	Daniel.carlson@clark.wa.gov
Engineer (Trans. & Stormwater):	Ali Safayi	4102	Ali.safayi@clark.wa.gov
Engineer (Trans. Concurrency):	Shelly Oylear	4354	Shelly.oylear@clark.wa.gov
Team Leader:	Susan Ellinger	4272	Susan.ellinger@clark.wa.gov
Engineer Supervisor: (Trans. & Stormwater):	Richard Drinkwater, P.E.	4492	Richard.Drinkwater@clark.wa.gov
Engineering Supervisor: (Trans. Concurrency):	Steve Schulte P. E.	4017	Steve.schulte@clark.wa.gov
Wetland Biologist:	Brent Davis	4152	Brent.Davis@clark.wa.gov

SUBMISSION OF WRITTEN TESTIMONY

If you bring written testimony to read at the hearing, the Hearing Examiner would request submission of at least three (3) copies for the record (one copy for the Hearing Examiner and two copies for staff).

E-MAIL TESTIMONY

Testimony can be e-mailed to the assigned county planner at the respective e-mail address listed above. **PLEASE NOTE:** All e-mails need to be received by 12:00 noon the day of the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record.

FAXED TESTIMONY

Testimony can be faxed to the assigned county planner at **(360) 397-2011**. All correspondence should be faxed **by 12:00 noon** the day of the public hearing in order to give staff adequate time for copying and distribution.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS

The Public Service Center is wheelchair accessible. Assistive listening devices are available for the deaf, hard of hearing and general public use. If you need special assistance to participate in this hearing or wish to use one of the hearing devices, please contact Susan Rice at Clark County Community Development, 397-2375, ext. 4075, TDD 397-6057.

HEARING COVERAGE

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org

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